Office of the Mayor san francisco



London N. Breed Mayor

September 3, 2018

The Honorable Teri L. Jackson Presiding Judge, Superior Court of California, County of San Francisco 400 McAllister Street, Room 008 San Francisco, CA 94102

Dear Judge Jackson:

Pursuant to Penal Code sections 933 and 933.05, the following is in reply to the 2017-18 Civil Grand Jury report, *Mitigating the Housing Crisis: Accessory Dwelling Units and Modular Housing*. We would like to thank the members of the Civil Grand Jury for their efforts to promote innovative methods to alleviate the City's housing crisis.

We strongly agree with premise of the report: that the City must build significantly more housing to meet the needs of a growing City. We agree that non-traditional types of building, like Accessory Dwelling Units (ADUs) and modular housing, have tremendous potential to add to the City's housing supply while requiring less public subsidy, less time to build, and fewer of the impacts to neighborhood character that often generate opposition to new housing. We agree that for both ADUs and modular housing, the City needs to take concrete action to facilitate the adoption of the technology through smart public policy and comprehensive community outreach.

With regards to ADUs, we acknowledge that the lengthy permitting process and strict building codes are one reason more ADUs have not been built. Through better coordination between City departments, permitting times have already fallen significantly. We will continue to strive for more improvement. The City has already taken significant action to make the planning, building, and fire codes less of an obstacle for property owners who wish to build ADUs in their building. That is why the Mayor issued an Executive Directive on Thursday, August 30th to both speed up the process of approving new ADU applications and clear the backlog of older applications. From this point forward, it should only takes four months for the City to review a completed application to construct an ADU and only six months to clear the 900 unit backlog of permits. There exists significant potential to make the building codes less restrictive and more flexible – allowing easier and more affordable construction of ADUs with no diminished safety for residents. However, elements of the building and fire code that are governed by the State code do not allow the City to make our local code less restrictive. This remains a significant challenge.

With regards to modular housing, we are supportive of the establishment of a union-staffed modular housing factory in the City limits. This will ensure a sufficient supply of housing units to serve the City's affordable housing pipeline for formerly homeless individuals while guaranteeing quality control and code compliance. Furthermore, it will leverage the skills and capacity of our local building trades, protecting local jobs while delivering housing in a shorter time at a lower cost.

While we are not named as respondents to the report's Finding 1, we wanted to take this opportunity to respond to the Finding, which states that San Francisco "has produced more than the required market rate housing to satisfy demand, but not nearly enough below market rate housing." We agree that production of below market rate housing has not met minimum targets in the Regional Housing Needs Assessment

1 DR. CARLTON B. GOODLETT PLACE, ROOM 200 SAN FRANCISCO, CALIFORNIA 94102-4681 TELEPHONE: (415) 554-6141 (RHNA) and has not met the needs of tens of thousands of low and moderate income households that are cost burdened or face other housing challenges. Regarding production of market rate housing, however, we believe that meeting minimum production targets in RHNA is not the same as meeting market demand and that there is ample evidence that demand from higher income households has exceeded production, placing greater pressures on the City's housing stock and residents with low to middle incomes. Therefore, the need to facilitate housing production highlighted in the report extends to housing for all income groups.

A detailed response from the Mayor's Office, Mayor's Office of Housing and Community Development, Department of Building Inspection, Department of City Planning, Department of Homelessness and Supportive Housing, Department of Public Works, Fire Department, Office of Community Investment and Infrastructure, and Public Utilities Commission to the Civil Grand Jury's findings and recommendations are attached.

Thank you again for the opportunity to comment on this Civil Grand Jury report.

Sincerely,

London N. Breed Mayor

Director, Mayor's Office of Housing and Community Development

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Director, Department of Building Inspection

Director, Planning Department

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Executive Director, Office of Community Investment and Infrastructure

Chief, Fire Department

Director, Department of Homelessness and Supportive Housing

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General Manager, Public Utilities Commission

Director, Public Works

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		multiple respondent effects)	[Response Due Date]				multiple respondent effects)	[Response Due Date]	(Implementation)	
Mitigating the Housing Crisis: Accessory Dwelling Units and Modular Housing [Published: July 5, 2018]	F1	The City has produced more than the required market rate housing to satisfy market demand using traditional building practices, but not nearly enough below market rate housing. Taking better advantage of alternative construction methods can increase the City's ability to narrow the below-market housing gap.								
Mitigating the Housing Crisis: Accessory Dwelling Units and Modular Housing [Published: July 5, 2018]	F2	Construction of ADUs can add a meaningful number of moderately priced rental housing units in San Francisco, with no significant burden on City finances. Therefore, encouraging ADU development is of value to San Francisco.	Planning Department [Response due: September 3, 2018]	Agree with the finding		R1 [F2, F8]	Recommends the Planning Department and the Department of Building Inspection jointly review their codes and submit joint recommendations to the Board of Supervisors no later than April 1, 2019 for code amendments designed to encourage homeowners to build more ADUS.		Will be implemented	Over the last six months, DBI, Planning, Fire Department, PUC, Public Works-BSM and representatives from the Mayor's Office and Board of Supervisors have been meeting to review codes and develop recommendations to encourage ADU construction. Through this interagency working group, staff have developed prelimenary checklists for each respective department's requirements to expedite and streamline ADU approval. Several rounds of amendments have increased flexibility for property owners to add units to their property. Still, further analysis is warranted to analyze City codes for further recommendations. Planning and DBI will jointly review their codes and submit joint recommendations to the Board of Supervisors no later than April 1, 2019 for code amendments designed to encourage homeowners to build more ADU's.
Mitigating the Housing Crisis: Accessory Dwelling Units and Modular Housing [Published: July 5, 2018]	F2	Construction of ADUs can add a meaningful number of moderately priced rental housing units in San Francisco, with no significant burden on City finances. Therefore, encouraging ADU development is of value to San Francisco.	Department of Building Inspection [Response due: September 3, 2018]	Agree with the finding		R1 [F2, F8]	Recommends the Planning Department and the Department of Building Inspection jointly review their codes and submit joint recommendations to the Board of Supervisors no later than April 1, 2019 for code amendments designed to encourage homeowners to build more ADUs.	Inspection [Response due: September	Will be implemented	Over the last six months, DBI, Planning, Fire Department, PUC, Public Works-BSM and representatives from the Mayor's Office and Board of Supervisors have been meeting to review codes and develop recommendations to encourage ADU construction. Through this interagency working group, staff have developed prelimenary checklists for each respective department's requirements to expedite and streamline ADU approval. DBI is participating in a working group with Supervisor Tang to address improvements to the ordinance, which expands the OTC approval process to include other city agencies (PUC, Public Works-BSM, Fire Department and Planning). Planning and DBI will jointly review their codes and submit joint recommendations to the Board of Supervisors no later than April 1, 2019 for code amendments designed to encourage homeowners to build more ADU's.

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Mitigating the	F2	Construction of ADUs can add a meaningful	Planning Department	Agree with the		R10	Recommends the Planning Department expand	Planning Department	Will be	To date, the Planning Department has conducted the following
Housing Crisis:		number of moderately priced rental housing		finding		[F2, F9]	its public outreach on ADUs to increase	[Response due: September	implemented	to market and publicize the ADU program: Developed an ADU
Accessory Dwelling		units in San Francisco, with no significant	3, 2018]	mang		[12,13]	homeowner awareness of ADU opportunities.	3, 2018]	Implemented	handbook that include six ADU prototypes, developed an ADU
			5, 2018]				nomeowner awareness of ADO opportunities.	5, 2018]		
Units and Modular		burden on City finances. Therefore, encouraging								video, created user friendly Fact Sheets, hosted, co-hosted, and
Housing		ADU development is of value to San Francisco.								attended public events to present the program and answer
[Published: July 5,										common public questions. Moving forward, the ADU Planning
2018]										team received a grant for community outreach from Friends of
										City Planning (FOCP) for \$29,000 to update and create
										materials, and facilitate community outreach. Part of the grant
										is for contracting a consultant to update the ADU Handbook for
										updated prototypes to reflect Code changes and conduct an
										updated financial analysis. Anticipated timeline for finalization
										is late Fall of 2018*. This ADU Handbook is a free online
										resource, and is used by design professionals and homeowners
										to learn about how an ADU could fit on their property, as well
										as used as a resource at outreach events.
										Furthermore, Planning will create a one-stop online ADU
										resource portal anticipated by end of Q3 2018. These tools will
										be aimed to single family homeowner audience and to multi-
										unit homeowner audience.
										unit nomeowner addience.
										The community outreach (Planning and DBI) anticipated
										timeline is as follows:
										o To design professionals fall 2018*.
										o To single-family homeowners Q4 2018 - Q1 2019*.
										*Predicated on DBI & Fire mutually agreeing on equivalencies.
Mitigating the	F3	The City has provided a program to encourage	Department of Building	Agree with the		R6	Recommends the Department of Building	Department of Building	Will be	The Department of Building Inspection will work with the
Housing Crisis:		ADU construction, and as a result, the number	Inspection	finding		[F3, F4]	Inspection work with the Department of the	Inspection	implemented	Department of the Controller to develop meaningful, outcome-
Accessory Dwelling		of ADU permit applications has been growing	[Response due: September				Controller to develop meaningful, outcome-	[Response due: September		based performance metrics on ADU permit approval duration,
Units and Modular		dramatically. Further improvements to this	3, 2018]				based performance metrics on ADU permit	3, 2018]		to be reported on OpenData starting January 2019.
Housing		program will help ADU construction to continue					approval duration, to be reported on OpenData			
[Published: July 5,		on a successful trajectory.					starting January 2019.			
2018]										
Mitigating the	F4	The length of the permitting process for ADUs is	Planning Department	Agree with the		R4	Recommends the five agencies involved with	Planning Department	Has been	DBI, Planning, SFFD, DPW, and PUC currently have staff
Housing Crisis:		a major factor in limiting the speed of bringing	[Response due: September	finding		[F2, F4, F5]	ADU permitting establish a shared meeting	[Response due: September	implemented	members located together at a shared meeting space on the
Accessory Dwelling		ADUs to market to help meet the housing	3, 2018]				space by January 1, 2019, and not wait for the	3, 2018]		fifth floor at 1660 Mission Street to expedite the ADU permit
Units and Modular		shortage. Shortening the ADU permitting					completion of the new shared agency building.			approval process.
Housing		process both expedites and encourages ADU					This space would be used by point persons from			
[Published: July 5,		construction.					each of the five permitting agencies to expedite			
2018]							the ADU permit approval process.			
Mitigating the	F4	The length of the permitting process for ADUs is	Department of Building	Agree with the		R4	Recommends the five agencies involved with	Department of Building	Has been	DBI, Planning, SFFD, DPW, and PUC currently have staff
Housing Crisis:		a major factor in limiting the speed of bringing	Inspection	finding		[F2, F4, F5]	ADU permitting establish a shared meeting	Inspection	implemented	members located together at a shared meeting space on the
Accessory Dwelling		ADUs to market to help meet the housing	[Response due: September				space by January 1, 2019, and not wait for the	[Response due: September		fifth floor at 1660 Mission Street to expedite the ADU permit
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Mitigating the Housing Crisis: Accessory Dwelling Units and Modular Housing [Published: July 5, 2018]	F4	multiple respondent effects) The length of the permitting process for ADUs is a major factor in limiting the speed of bringing ADUs to market to help meet the housing shortage. Shortening the ADU permitting process both expedites and encourages ADU construction.	IResponse Due Datel Fire Department [Response due: September 3, 2018]	Agree with the finding		R4 [F2, F4, F5]	multiple respondent effects) Recommends the five agencies involved with ADU permitting establish a shared meeting space by January 1, 2019, and not wait for the completion of the new shared agency building. This space would be used by point persons from each of the five permitting agencies to expedite the ADU permit approval process.	IResponse Due Datel Fire Department [Response due: September 3, 2018]	(Implementation) Has been implemented	DBI, Planning, SFFD, DPW, and PUC currently have staff members located together at a shared meeting space on the fifth floor at 1660 Mission Street to expedite the ADU permit approval process.
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Mitigating the Housing Crisis: Accessory Dwelling Units and Modular Housing [Published: July 5, 2018]	F5	The Planning Department expects to establish a one-stop permit center in its new building, which would bring together all agencies involved in the permit process, and thereby expedite approvals, but the new building won't be ready until 2020; therefore, interim measures to expedite ADU approvals are needed.	Planning Department [Response due: September 3, 2018]		The Department is in agreement that interim measures to expedite ADU approvals are needed ahead of the opening of the one stop permit center in 2020. The Department disagrees with the characterization that the Planning Department will be the entity establishing the one stop permit center and the characterization that the new buiding will belong to the planning department. Rather, the one stop permit center will be established and run by the City Administrator. The building at 49 South Van Ness will belong to the City and will be managed by the Department of Real Estate.		Recommends the five agencies involved with ADU permitting establish a shared meeting space by January 1, 2019, and not wait for the completion of the new shared agency building. This space would be used by point persons from each of the five permitting agencies to expedite the ADU permit approval process.	Planning Department [Response due: September 3, 2018]	Has been implemented	DBI, Planning, SFFD, DPW, and PUC currently have staff members located together at a shared meeting space on the fifth floor at 1660 Mission Street to expedite the ADU permit approval process.
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Mitigating the	F6	multiple respondent effects) The City's ADU program acknowledges the value	[Response Due Date]	Disagree, partially	More research is required on the reasons more		multiple respondent effects)	[Response Due Date]	(Implementation)	
Housing Crisis:	10	to the City of increasing ADU construction.	Inspection	Disagree, partially	single-family homeowners are not applying for					
Accessory Dwelling		Homeowners who construct ADUs do so	[Response due: September		ADUs in San Francisco, which may mirror larger					
Units and Modular		voluntarily and at their own expense. The	3, 2018]		state and national trends. In our experience,					
Housing		additional burden of heavy permit fees is			fees have not been noted as a key barrier. The					
[Published: July 5,		counterproductive to the City's goal of			cost of building materials and construction labor					
2018]		increasing the rate of ADU construction, in that			drive the cost of the ADU project, as these hard					
		it represents an additional barrier to building			costs plus the soft costs such as designer fees					
		ADUs for single family homeowners, and			and permit fees (which are often a percentage					
		therefore likely reduces the number of			of the hard costs) form a bulk of project costs;					
		applications.			other project fees may include water and power					
					connection charges, development impact fees,					
					school district fees, which are dependent on					
					scope of project. Anecdotal reasons that are					
					discussed frequently as barriers include: the					
					lack of financing through existing mechanisms,					
					the burden of construction loan payments,					
					limited public outreach, and the duration of					
					permit review.					
Mitigating the	F6	The City's ADU program acknowledges the value	0 1	Disagree, partially	More research is required on the reasons more					
Housing Crisis:		to the City of increasing ADU construction.	[Response due: September		single-family homeowners are not applying for					
Accessory Dwelling		Homeowners who construct ADUs do so	3, 2018]		ADUs in San Francisco, which may mirror larger					
Units and Modular		voluntarily and at their own expense. The			state and national trends. In our experience,					
Housing		additional burden of heavy permit fees is			fees have not been noted as a key barrier. The					
[Published: July 5,		counterproductive to the City's goal of			cost of building materials and construction labor					
2018]		increasing the rate of ADU construction, in that			drive the cost of the ADU project, as these hard					
		it represents an additional barrier to building			costs plus the soft costs such as designer fees					
		ADUs for single family homeowners, and			and permit fees (which are often a percentage					
		therefore likely reduces the number of			of the hard costs) form a bulk of project costs;					
		applications.			other project fees may include water and power					
					connection charges, development impact fees,					
					school district fees, which are dependent on					
					scope of project. Anecdotal reasons that are					
					discussed frequently as barriers include: the					
					lack of financing through existing mechanisms,					
					the burden of construction loan payments,					
					limited public outreach, and the duration of					
					permit review.					
Mitigating the	F7	Cities that lower permitting fees for ADUs, as	Department of Building	Agree with the						
Housing Crisis:		Portland, Seattle and Vancouver, BC have done,	Inspection	finding						
Accessory Dwelling		see an increase in the number of permit	[Response due: September							
Units and Modular		applications by single family homeowners; if	3, 2018]							
Housing		San Francisco reduces permitting fees for that								
[Published: July 5,		type of ADU permit applications, they are likely								
2018]		to increase.								
Mitigating the	F7	Cities that lower permitting fees for ADUs, as	Planning Department	Agree with the						
Housing Crisis:		Portland, Seattle and Vancouver, BC have done,	[Response due: September	-						
Accessory Dwelling		see an increase in the number of permit	3, 2018]							
Units and Modular		applications by single family homeowners; if	-,,							
Housing		San Francisco reduces permitting fees for that								
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Mitigating the	F8	The City's Building and related construction	Planning Department	Disagree, partially	The ADU program already includes much	R1	Recommends the Planning Department and the	Planning Department	Will be	Over the last six months, DBI, Planning, Fire Department, PUC,
Housing Crisis:		codes place limitations on what can be built,	[Response due: September	prodBree) partially	flexibility from the Planning Code requirements,	[F2, F8]	Department of Building Inspection jointly review	[Response due: September	implemented	Public Works-BSM and representatives from the Mayor's Office
Accessory Dwelling		inhibiting some homeowners from building	3, 2018]		which regulates quality of life in the unit. Basic	[, . 0]	their codes and submit joint recommendations	3, 2018]	implemented	and Board of Supervisors have been meeting to review codes
Units and Modular		ADUs. Allowing exceptions from these	5, 2010]		health and safety requirements are regulated by		to the Board of Supervisors no later than April 1,	3, 2010]		and develop recommendations to encourage ADU construction.
Housing		requirements, when it can be done without			the Building Code which is also constrained by		2019 for code amendments designed to			Through this interagency working group, staff have developed
[Published: July 5,		compromising safety, helps homeowners add			the State Code. The City is exploring ways to		encourage homeowners to build more ADUs.			prelimenary checklists for each respective department's
2018]		ADUs to their homes.			ease Building and Fire Code standards within		cheodrage nomeowners to baild more Abos.			requirements to expedite and streamline ADU approval. Several
2010]		Abos to their nomes.			the limitations of the State Law. This is difficult,					rounds of amendments have increased flexibility for property
					however, because the City's discretion to					owners to add units to their property.
					change these codes is limited to making those					
					codes more not less restrictive. Local					Still, further analysis is warranted to analyze City codes for
					jurisdictions cannot waive or be less restrictive					further recommendations. Planning and DBI will jointly review
					than State mandate. A homeowner/ADU					their codes and submit joint recommendations to the Board of
					applicant may request an alternative means of					Supervisors no later than April 1, 2019 for code amendments
					protection equal to or greater than prescribed					designed to encourage homeowners to build more ADU's.
					requirements.					designed to encourage noneowners to build more ADO 3.
					requirements.					
Mitigating the	F8	The City's Building and related construction	Department of Building	Disagree, partially	The ADU program already includes much	R1	Recommends the Planning Department and the	Department of Building	Will be	Over the last six months, DBI, Planning, Fire Department, PUC,
Housing Crisis:		codes place limitations on what can be built,	Inspection	prodBree) partially	flexibility from the Planning Code requirements,	[F2, F8]	Department of Building Inspection jointly review		implemented	Public Works-BSM and representatives from the Mayor's Office
Accessory Dwelling		inhibiting some homeowners from building	[Response due: September		which regulates quality of life in the unit. Basic	[, . 0]	their codes and submit joint recommendations	[Response due: September	implemented	and Board of Supervisors have been meeting to review codes
Units and Modular		ADUs. Allowing exceptions from these	3, 2018]		health and safety requirements are regulated by		to the Board of Supervisors no later than April 1,			and develop recommendations to encourage ADU construction.
Housing		requirements, when it can be done without	5, 2010]		the Building Code which is also constrained by		2019 for code amendments designed to	5) 2010]		Through this interagency working group, staff have developed
[Published: July 5,		compromising safety, helps homeowners add			the State Code. The City is exploring ways to		encourage homeowners to build more ADUs.			prelimenary checklists for each respective department's
2018]		ADUs to their homes.			ease Building and Fire Code standards within					requirements to expedite and streamline ADU approval. Several
2010)					the limitations of the State Law. This is difficult,					rounds of amendments have increased flexibility for property
					however, because the City's discretion to					owners to add units to their property.
					change these codes is limited to making those					owners to dad ante to then property.
					codes more not less restrictive. Local					Still, further analysis is warranted to analyze City codes for
					jurisdictions cannot waive or be less restrictive					further recommendations. Planning and DBI will jointly review
					than State mandate. A homeowner/ADU					their codes and submit joint recommendations to the Board of
					applicant may request an alternative means of					Supervisors no later than April 1, 2019 for code amendments
					protection equal to or greater than prescribed					designed to encourage homeowners to build more ADU's.
					requirements.					
Mitigating the	F8	The City's Building and related construction	Planning Department	Disagree, partially	The ADU program already includes much	R9	Recommends the Planning Department waive	Planning Department	Has been	The Planning Code does not require parking for addition of one
Housing Crisis:		codes place limitations on what can be built,	[Response due: September	U , , , , ,	flexibility from the Planning Code requirements,	[F2, F8]	parking space requirements for ADUs built in	[Response due: September	implemented	unit to any building. This control was already in place even
Accessory Dwelling		inhibiting some homeowners from building	3, 2018]		which regulates quality of life in the unit. Basic		single-family residences.	3, 2018]		before the ADU program. The ADU program expanded this by
Units and Modular		ADUs. Allowing exceptions from these	· / · · ·		health and safety requirements are regulated by			-,,		not requiring parking for ADUs, even when more than one ADU
Housing		requirements, when it can be done without			the Building Code which is also constrained by					is proposed at one property. The Planning Code permits this
[Published: July 5,		compromising safety, helps homeowners add			the State Code. The City is exploring ways to					through the provision of bicycle parking at the property, or
2018]		ADUs to their homes.			ease Building and Fire Code standards within					through the granting of an administrative exception to the
,					the limitations of the State Law. This is difficult,					parking requirement per the ADU program. The ADU program
					however, because the City's discretion to					made removing existing required parking also possible. This
					change these codes is limited to making those					provision was built into the ADU program since its early
					codes more not less restrictive. Local					inception in 2014. The Planning Code permits this through the
					jurisdictions cannot waive or be less restrictive					provision of bicycle parking at the property, or through the
					than State mandate. A homeowner/ADU					granting of an administrative exception to the parking
					applicant may request an alternative means of					requirement per the ADU program.
					protection equal to or greater than prescribed					salar surfice for the new program.
					requirements.					
					requirements.					

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		multiple respondent effects)	[Response Due Date]				multiple respondent effects)	[Response Due Date]	(Implementation)	
Mitigating the	F9	The Planning Department's current public	Planning Department	Agree with the		R10	Recommends the Planning Department expand	Planning Department	Will be	To date, the Planning Department has conducted the following
Housing Crisis:		outreach program is a good start, but the	• • •	finding		[F2, F9]	its public outreach on ADUs to increase	[Response due: September	implemented	to market and publicize the ADU program: Developed an ADU
Accessory Dwelling		material needs to be updated, and it is not	3, 2018]				homeowner awareness of ADU opportunities.	3, 2018]		handbook that include six ADU prototypes, developed an ADU
Units and Modular		reaching enough people. Better outreach								video, created user friendly Fact Sheets, hosted, co-hosted, and
Housing [Published: July 5,		directed to more homeowners will likely lead to								attended public events to present the program and answer
[Published: July 5, 2018]		an increase in applications for construction of ADUs in single family homes.								common public questions. Moving forward, the ADU Planning
2016]		ADOS IN SINgle ranning homes.								team received a grant for community outreach from Friends of City Planning (FOCP) for \$29,000 to update and create
										materials, and facilitate community outreach. Part of the grant
										is for contracting a consultant to update the ADU Handbook for
										updated prototypes to reflect Code changes and conduct an
										updated financial analysis. Anticipated timeline for finalization
										is late Fall of 2018*. This ADU Handbook is a free online
										resource, and is used by design professionals and homeowners
										to learn about how an ADU could fit on their property, as well
										as used as a resource at outreach events.
										Furthermore, Planning will create a one-stop online ADU
										resource portal anticipated by end of Q3 2018. These tools will
										be aimed to single family homeowner audience and to multi-
										unit homeowner audience.
										The community outreach (Planning and DBI) anticipated
										timeline is as follows:
										o To design professionals fall 2018*.
										o To single-family homeowners Q4 2018 - Q1 2019*.
										*Predicated on DBI & Fire mutually agreeing on equivalencies.
Mitigating the	F10	Spaces at the 1068 Mission and possibly the	Mayor's Office of Housing	Disagree, wholly	While the idea to use the 1068 site for	R5	Recommends that MOHCD and OCII require the	Mayor's Office of Housing	Will not be	While the idea to use the 1068 site for construction trades
Housing Crisis:	-	Mission Bay Block 9 homeless housing projects	and Community		construction trades training for residents is a	[F10]	managers of 1068 Mission Street and possibly	and Community	implemented	training for residents is a good one, the space has already been
Accessory Dwelling		may be suitable for construction trade "soft	Development		good one, the space has already been		Mission Bay Block 9 to reserve ground floor	Development	because it is not	programmed to be used for the CHEF's program. The CHEF's
Units and Modular		skills" training-preparatory training for	[Response due: September		programmed to be used for the CHEF's		space for use in training construction workers,	[Response due: September	warranted or	program is currently in operation at other locations, replicable
Housing		construction work. This could be facilitated by	3, 2018]		program. The CHEF's program is currently in		including training in ADU construction methods	3, 2018]	reasonable	by ECS at the 1068 site, and has a proven track record regarding
[Published: July 5,		DHSH as part of the CityBuild program. The end			operation at other locations, replicable by ECS		and modular unit construction work.			employment for formerly homeless persons. Additionally,
2018]		result could be a strengthened labor force.			at the 1068 site, and has a proven track record					restrictions bestowed on the site when transferred from the
					regarding employment for formerly homeless					federal government mandate that the site be used only to serve
					persons. Additionally, restrictions bestowed on					formerly homeless individuals, which would limit participation
					the site when transferred from the federal					in a construction training program.
					government mandate that the site be used only to serve formerly homeless individuals, which					Mission Bay Block 9 is similarly not available for a construction
					would limit participation in a construction					training program because the demand for robust supportive
					training program.					services at Mission Bay South Block 9 requires the entirety of
										the project's ground floor space not otherwise used for
					Mission Bay Block 9 is similarly not available for					mechanical and utility uses. The non-mechanical/utility ground
					a construction training program because the					floor uses include suites to accommodate supportive services,
					demand for robust supportive services at					property management functions, exam rooms, community
					Mission Bay South Block 9 requires the entirety					room and kitchen, and a lounge.
					of the project's ground floor space not					
					otherwise used for mechanical and utility uses.					
					The non-mechanical/utility ground floor uses					
					include suites to accommodate supportive					
					services, property management functions, exam					
					rooms, community room and kitchen, and a					
	1		1		lounge.			1		

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Mitigating the	F10	Spaces at the 1068 Mission and possibly the	Department of	Disagree, wholly	While the idea to use the 1068 site for	R5	Recommends that MOHCD and OCII require the	Department of	Will not be	While the idea to use the 1068 site for construction trades
Housing Crisis:		Mission Bay Block 9 homeless housing projects	Homelessness and		construction trades training for residents is a	[F10]	managers of 1068 Mission Street and possibly	Homelessness and	implemented	training for residents is a good one, the space has already been
Accessory Dwelling		may be suitable for construction trade "soft	Supportive Housing		good one, the space has already been		Mission Bay Block 9 to reserve ground floor	Supportive Housing	because it is not	programmed to be used for the CHEF's program. The CHEF's
Units and Modular		skills" training—preparatory training for	[Response due: September		programmed to be used for the CHEF's		space for use in training construction workers,	[Response due: September	warranted or	program is currently in operation at other locations, replicable
Housing		construction work. This could be facilitated by	3, 2018]		program. The CHEF's program is currently in		including training in ADU construction methods	3, 2018]	reasonable	by ECS at the 1068 site, and has a proven track record regarding
[Published: July 5,		DHSH as part of the CityBuild program. The end			operation at other locations, replicable by ECS		and modular unit construction work.			employment for formerly homeless persons. Additionally,
2018]		result could be a strengthened labor force.			at the 1068 site, and has a proven track record					restrictions bestowed on the site when transferred from the
					regarding employment for formerly homeless					federal government mandate that the site be used only to serve
					persons. Additionally, restrictions bestowed on					formerly homeless individuals, which would limit participation
					the site when transferred from the federal					in a construction training program.
					government mandate that the site be used only					
					to serve formerly homeless individuals, which					Mission Bay Block 9 is similarly not available for a construction
					would limit participation in a construction					training program because the demand for robust supportive
					training program.					services at Mission Bay South Block 9 requires the entirety of
										the project's ground floor space not otherwise used for
					Mission Bay Block 9 is similarly not available for					mechanical and utility uses. The non-mechanical/utility ground
					a construction training program because the					floor uses include suites to accommodate supportive services,
					demand for robust supportive services at					property management functions, exam rooms, community
					Mission Bay South Block 9 requires the entirety					room and kitchen, and a lounge.
					of the project's ground floor space not					
					otherwise used for mechanical and utility uses.					
					The non-mechanical/utility ground floor uses					
					include suites to accommodate supportive					
					services, property management functions, exam					
					rooms, community room and kitchen, and a					
					lounge.					
Mitigating the	F10	Spaces at the 1068 Mission and possibly the	Office of Community	Disagree, wholly	While the idea to use the 1068 site for	R5	Recommends that MOHCD and OCII require the	Office of Community	Will not be	While the idea to use the 1068 site for construction trades
Housing Crisis:		Mission Bay Block 9 homeless housing projects	Investment and		construction trades training for residents is a	[F10]	managers of 1068 Mission Street and possibly	Investment and	implemented	training for residents is a good one, the space has already been
Accessory Dwelling		may be suitable for construction trade "soft	Infrastructure		good one, the space has already been		Mission Bay Block 9 to reserve ground floor	Infrastructure	because it is not	programmed to be used for the CHEF's program. The CHEF's
Units and Modular		skills" training—preparatory training for	[Response due: September		programmed to be used for the CHEF's		space for use in training construction workers,	[Response due: September	warranted or	program is currently in operation at other locations, replicable
Housing		-	3, 2018]		program. The CHEF's program is currently in		including training in ADU construction methods	3, 2018]	reasonable	by ECS at the 1068 site, and has a proven track record regarding
[Published: July 5,		DHSH as part of the CityBuild program. The end			operation at other locations, replicable by ECS		and modular unit construction work.			employment for formerly homeless persons. Additionally,
2018]		result could be a strengthened labor force.			at the 1068 site, and has a proven track record					restrictions bestowed on the site when transferred from the
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					persons. Additionally, restrictions bestowed on					formerly homeless individuals, which would limit participation
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					lounge.					

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Mitigating the Housing Crisis: Accessory Dwelling Units and Modular Housing [Published: July 5, 2018]	F11	When the City is building housing using factory- constructed modules from outside the City, the factory construction of those modules is subject to state building codes but not local building codes. If local building codes are not taken into account at the factory, there can be code compliance problems at the project site.	Mayor's Office of Housing and Community Development [Response due: September 3, 2018]	Disagree, partially	Factory-built housing is required to be certified and receive a State insignia of approval to show compliance with State building code requirements. The City's goal is to have fully code-compliant modular housing that is high quality and long lasting. To accomplish this, during production of housing modules bound	R8 [F11]	Recommends the Department of Building Inspection regularly inspect modular factories outside the City, if those factories are building housing for the City, to ensure construction is built to comply with City codes.	Mayor's Office of Housing and Community Development [Response due: September 3, 2018]	Will not be implemented because it is not warranted or reasonable	It is critical that housing units built in factories outside of San Francisco comply with our local code and are built to a standard that ensures safety and quality. However, it will be far more efficient to have DBI participate in reviewing and approving the plans and inspection procedures at the factory before manufacturing begins.
					for San Francisco, City codes will be adhered to at the factory to ensure there is no code compliance issue at the project site.					
Mitigating the Housing Crisis: Accessory Dwelling Units and Modular Housing [Published: July 5, 2018]	F11	constructed modules from outside the City, the factory construction of those modules is subject to state building codes but not local building codes. If local building codes are not taken into account at the factory, there can be code compliance problems at the project site.	Department of Building Inspection [Response due: September 3, 2018]	Disagree, partially	Factory-built housing is required to be certified and receive a State insignia of approval to show compliance with State building code requirements. The City's goal is to have fully code-compliant modular housing that is high quality and long lasting. To accomplish this, during production of housing modules bound for San Francisco, City codes will be adhered to at the factory to ensure there is no code compliance issue at the project site.	R8 [F11]	Recommends the Department of Building Inspection regularly inspect modular factories outside the City, if those factories are building housing for the City, to ensure construction is built to comply with City codes.	Department of Building Inspection [Response due: September 3, 2018]	Will not be implemented because it is not warranted or reasonable	It is critical that housing units built in factories outside of San Francisco comply with our local code and are built to a standard that ensures safety and quality. However, it will be far more efficient to have DBI participate in reviewing and approving the plans and inspection procedures at the factory before manufacturing begins.
Mitigating the Housing Crisis: Accessory Dwelling Units and Modular Housing [Published: July 5, 2018]	F11	constructed modules from outside the City, the factory construction of those modules is subject to state building codes but not local building	Office of Community Investment and Infrastructure [Response due: September 3, 2018]	Disagree, partially	Factory-built housing is required to be certified and receive a State insignia of approval to show compliance with State building code requirements. The City's goal is to have fully code-compliant modular housing that is high quality and long lasting. To accomplish this, during production of housing modules bound for San Francisco, City codes will be adhered to at the factory to ensure there is no code compliance issue at the project site.	R8 [F11]	Recommends the Department of Building Inspection regularly inspect modular factories outside the City, if those factories are building housing for the City, to ensure construction is built to comply with City codes.	Office of Community Investment and Infrastructure [Response due: September 3, 2018]	Will not be implemented because it is not warranted or reasonable	It is critical that housing units built in factories outside of San Francisco comply with our local code and are built to a standard that ensures safety and quality. However, it will be far more efficient to have DBI participate in reviewing and approving the plans and inspection procedures at the factory before manufacturing begins.
Mitigating the Housing Crisis: Accessory Dwelling Units and Modular Housing [Published: July 5, 2018]	F12		Mayor's Office of Housing and Community Development [Response due: September 3, 2018]	Disagree, partially	While opposition from some building trades has slowed adoption of modular housing technologies, no specific trade contracts exist that prevent the City's use of modular housing.					
Mitigating the Housing Crisis: Accessory Dwelling Units and Modular Housing [Published: July 5, 2018]	F12	Some current trade union contracts prevent the City from using modular construction for City- sponsored below market housing projects, and further slow progress on below market housing.	Mayor [Response due: September 3, 2018]	Disagree, partially	While opposition from some building trades has slowed adoption of modular housing technologies, no specific trade contracts exist that prevent the City's use of modular housing.	R11 [F12, F14]	Recommends the Mayor support the establishment of a union-staffed modular housing factory in San Francisco.	Mayor [Response due: September 3, 2018]	Has been implemented	In January 2018, Mayor Breed announced her support of the development of a plan to establish a modular housing factory within the City limits staffed by union labor. The City has hired a consultant to review whether a modular factory staffed by union workers is feasible. The city expects the consultants to work to conclude by the end of this year.
Mitigating the Housing Crisis: Accessory Dwelling Units and Modular Housing [Published: July 5, 2018]	F13	It may take as many as five residential modular construction projects for the City to accurately assess this alternate construction method, including an assessment of cost and time benefits. In addition to the 1068 Mission project, it will be helpful to this assessment if the pending homeless housing project at Mission Bay Block 9 is built using modular construction methods.	Mayor's Office of Housing and Community Development [Response due: September 3, 2018]	Agree with the finding						

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		multiple respondent effects)	[Response Due Date]				multiple respondent effects)	[Response Due Date]	(Implementation)	
Mitigating the	F13	It may take as many as five residential modular	Office of Community	Agree with the		R7	Recommends the Office of Community	Office of Community	Has been	In OCII's Request for Proposals for Mission Bay South Block 9
Housing Crisis:		construction projects for the City to accurately	Investment and	finding		[F13]	Investment and Infrastructure make its best	Investment and	implemented	issued in 2017, OCII included a requirment for developers to
Accessory Dwelling		assess this alternate construction method,	Infrastructure				effort to encourage the developer to use	Infrastructure		pursue alternative construction technologies such as modular.
Units and Modular		including an assessment of cost and time	[Response due: September				modular construction for the Mission Bay Block	[Response due: September		As a result, the selected developer team's architect has
Housing		benefits. In addition to the 1068 Mission	3, 2018]				9 homeless housing project.	3, 2018]		designed the project for modular construction to comply with
[Published: July 5,		project, it will be helpful to this assessment if								the RFP.
2018]		the pending homeless housing project at								
		Mission Bay Block 9 is built using modular								
		construction methods.								
Mitigating the	F14	The building trade unions are open to talks with	Mayor's Office of Housing	Agree with the						
Housing Crisis:		the City to establish a factory for modular unit	and Community	finding						
Accessory Dwelling		construction in San Francisco, staffed by union	Development							
Units and Modular		workers, and committed to best practices, and	[Response due: September							
Housing		this is a promising start to trade union	3, 2018]							
[Published: July 5,		acceptance of modular construction technology.								
2018]										
Mitigating the	F14	The building trade unions are open to talks with	Mavor	Agree with the		R11	Recommends the Mayor support the	Mayor	Has been	In January 2018, Mayor Breed announced her support of the
Housing Crisis:			[Response due: September	finding				·		development of a plan to establish a modular housing factory
Accessory Dwelling		construction in San Francisco, staffed by union	3. 2018]	0		• • •	housing factory in San Francisco.	3, 2018]		within the City limits staffed by union labor. The City has hired a
Units and Modular		workers, and committed to best practices, and						-,,		consultant to review whether a modular factory staffed by
Housing		this is a promising start to trade union								union workers is feasible. The City expects the consultants to
[Published: July 5,		acceptance of modular construction technology.								work to conclude by the end of this year.
2018]		construction technology.								
2010,										